

RESOLUTION NO. CZAB12-31-05

WHEREAS, **IRA & BAMBI GRABOW** applied for the following:

- (1) EU-1 to EU-S

OR IN THE ALTERNATIVE TO REQUEST #1, THE FOLLOWING:

- (2) To permit a lot with an area of .645 gross acre and a lot with an area of .793 gross acre (1 gross acre required for each).

Upon a demonstration that the applicable standards have been satisfied, approval of the request may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

A plan is on file and may be examined in the Zoning Department entitled "Specific Purpose Survey, Site Plan, Ira Grabow," as prepared by Robayna and Associates, dated stamped received 4/19/05.

SUBJECT PROPERTY: The east 257' of Lots 1 & 2 in Block 3, AMENDED PLAT OF GRANADA PARK, Plat book 40, Page 21.

LOCATION: The Southwest corner of S.W. 76 Street & S.W. 48 Court; A/K/A: 4820 S.W. 76 Street, Miami-Dade County, Florida, and

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals Board 12 was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and at which time the applicant proffered a Declaration of Restrictions, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested district boundary change to EU-S (Item #1) or in the alternative the request to permit a lot with an area of .645 gross acre and a lot with an area of .793 gross acre (Item #2) would not be compatible with the neighborhood and area concerned and would be in conflict with the principle and intent of the plan for the development of Miami-Dade County, Florida, and should be denied, and

WHEREAS, a motion to deny the application without prejudice was offered by Peggy Brodeur, seconded by Carla Savola, and upon a poll of the members present the vote was as follows:

Peggy Brodeur	aye	Carla Savola	aye
Jackie Hernandez-Toraño	aye	Nelson A. Varona	aye
Millie Herrera	nay	Robert W. Wilcosky	aye
Jose I. Valdez	aye		

NOW THEREFORE BE IT RESOLVED by the Miami-Dade County Community Zoning Appeals Board 12, that the requested district boundary change to EU-S (Item #1) or in the alternative the request to permit a lot with an area of .645 gross acre and a lot with an area of .793 gross acre (Item #2) be and the same are hereby denied without prejudice.

The Director is hereby authorized to make the necessary notations upon the records of the Miami-Dade County Department of Planning and Zoning.

PASSED AND ADOPTED this 17th day of August, 2005.

Hearing No. 05-6-CZ12-1
ls

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

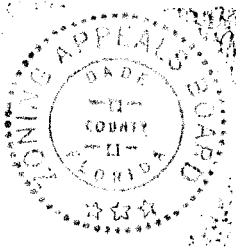
I, Luis Salvat, as Deputy Clerk for the Miami-Dade County Department of Planning and Zoning as designated by the Director of the Miami-Dade County Department of Planning and Zoning and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board 12, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB12-31-05 adopted by said Community Zoning Appeals Board at its meeting held on the 17th day of August 2005.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 25th day of August 2005.



Luis Salvat, Deputy Clerk (2678)
Miami-Dade County Department of Planning and Zoning

SEAL





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Task Force on Urban Economic Revitalization
Vizcaya Museum And Gardens
Water & Sewer

August 25, 2005

Ira & Bambi Grabow
c/o Juan J. Mayol, Jr., Esq.
Holland & Knight LLP
701 Brickell Avenue, Suite 3000
Miami, FL 33131

Re: Hearing No. 05-6-CZ12-1 (04-270)
Location: 4820 S.W. 76 Street, Miami-Dade County, Florida

Dear Mr. & Mrs. Grabow:

Enclosed herewith is Resolution No. CZAB12-31-05, adopted by Miami-Dade County's Community Zoning Appeals Board 12, which denied, without prejudice, your application on the above-noted location.

Please note that any aggrieved party may appeal the Board's decision to the Board of County Commissioners, within 14 days from the date of posting on the 11th floor of the Stephen P. Clark Building, 111 N.W. 1st Street, Miami, FL 33128. The date of posting is August 22, 2005.

Sincerely,

Lou Salvat
Deputy Clerk

Enclosure

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